

103.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,173,900 / 1,173,900

USE VALUE: 1,173,900 / 1,173,900

ASSESSED: 1,173,900 / 1,173,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LANGLEY WINSTON E

Owner 2:

Owner 3:

Street 1: 86 HUTCHINSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .324 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Clapboard Exterior and 2904 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14120		Sq. Ft.	Site		0	70.	0.75	4			Golf co	25					738,149						738,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							14120.000		435,800				738,100		1,173,900						66289	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/24/18	

USER DEFINED

Prior Id # 1:	66289
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	06:55:13
PRINT	
LAST REV	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 103.0-0001-0004.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	435,800	0	14,120.	738,100	1,173,900		Year end	12/23/2021
2021	101	FV	419,700	0	14,120.	738,100	1,157,800		Year End Roll	12/10/2020
2020	101	FV	419,400	0	14,120.	738,200	1,157,600	1,157,600	Year End Roll	12/18/2019
2019	101	FV	326,500	0	14,120.	738,200	1,064,700	1,064,700	Year End Roll	1/3/2019
2018	101	FV	338,300	0	14,120.	632,700	971,000	971,000	Year End Roll	12/20/2017
2017	101	FV	338,300	0	14,120.	590,500	928,800	928,800	Year End Roll	1/3/2017
2016	101	FV	338,300	0	14,120.	506,200	844,500	844,500	Year End	1/4/2016
2015	101	FV	336,800	0	14,120.	453,400	790,200	790,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSI CHARLES G	24705-524		7/15/1994		340,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2018		Meas/Inspect						BS Barbara S
2/21/2009		Meas/Inspect						372 PATRIOT
10/26/1999		Meas/Inspect						263 PATRIOT
8/24/1991								JK

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Meas/Inspect	BS	Barbara S
2/21/2009	Meas/Inspect	372	PATRIOT
10/26/1999	Meas/Inspect	263	PATRIOT
8/24/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

